



MIAMI-DADE COUNTY REGULATORY AND ECONOMIC  
RESOURCES DEPARTMENT  
Building Support Section  
11805 S.W. 26 Street (Coral Way), Room 230  
Miami, FL 33175-2474  
Phone: (786) 315-2424  
Fax: (786) 315-2548

Date: 11/25/2015

COC OFFICIAL USE ONLY

**NOTICE OF HEARING DECISION  
AND ORDER OF MIAMI-DADE COUNTY  
UNSAFE STRUCTURES APPEAL PANEL**

**PLEASE NOTE: FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ THIS DOCUMENT IN ITS ENTIRETY**

LOURDES RODRIGUEZ & JULIO ALVAREZ  
& LOURDES MONTEAGUDO  
9130 SW 18TH TER

MIAMI FL 33165-7858

Re: **9130 SW 18 ter**

Legal Description: **9 54 40 CORAL PARK ESTS SEC 3 PB 65-136 LOT 7 BLK 23 LOT SIZE 100.000 X 105 OR 13743-1086 0788 1  
OR 13743-1086 0788 00**

USP No.: **DC20090126924U**

The Unsafe Structures Appeal Panel action on **(A) CBS DWELLING (B) METAL AND WOOD FRAME ROOF STRUCTURE (C)  
PRE-MANUFACTURED SHED (D) 5FT WOOD FENCE** located at the above address is as follows:

At its meeting on **11/25/2015**, the Unsafe Structures Appeal Panel ordered that:

**The following structure(s) must be secured using the specified securing method within the number of days indicated as noted below:**

STRUCTURE	APPROVED SECURING METHOD	ORDER TO SECURE NUMBER OF DAYS TO COMPLY
<b>A</b>	STORM SHUTTERS (1/2 plywood, bolts and lumber as specs)	5

The structure(s) is/are to be **maintained** secure, clean and sanitary. The premises must be maintained free of debris, overgrown grass or weeds and free of discoloration or graffiti.

Miami-Dade County Regulatory and Economic Resources Department Unsafe Structure Case Number = 20090126924, Total Structures = -1

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In addition, the following order(s) of the Unsafe Structures Appeal Panel must be adhered to:

STRUCTURE	ORDER	NUMBER OF DAYS TO COMPLY
A	REPAIRED OR COMPLETED WITH ENGINEER'S CERTIFICATION AND ARCHITECT'S/ENGINEER'S SEALED PLANS. ENGINEER CERTIFICATION MUST BE SUBMITTED TO THE UNSAFE STRUCTURE UNIT.	90 DAYS
C	REPAIRED OR COMPLETED WITH ENGINEER'S CERTIFICATION AND ARCHITECT'S/ENGINEER'S SEALED PLANS. ENGINEER CERTIFICATION MUST BE SUBMITTED TO THE UNSAFE STRUCTURE UNIT.	90 DAYS
D	REPAIRED OR COMPLETED WITH ENGINEER'S CERTIFICATION AND ARCHITECT'S/ENGINEER'S SEALED PLANS. ENGINEER CERTIFICATION MUST BE SUBMITTED TO THE UNSAFE STRUCTURE UNIT.	90 DAYS

A building permit must be obtained for the following structure(s) for all repairs or items to be completed. All permit documents including the Architect's/Engineer's sealed plans, when required, shall be submitted FIRST to the Unsafe Structures Unit for approval. The building permit must be obtained by a licensed contractor or a qualified homeowner pursuant to Section 10-5 of the Miami-Dade County Code within the number of days as specified below:

STRUCTURE	ORDER TO OBTAIN PERMIT NUMBER OF DAYS TO COMPLY
A	90 DAYS
C	90 DAYS
D	90 DAYS

The completion or repair(s) of the following structure(s) shall be completed within the days as specified below after obtaining the permit. Completion shall be evidenced by a final inspection approval on the building permit(s) obtained.

STRUCTURE	ORDER TO COMPLETE REPAIRS - NUMBER OF DAYS TO COMPLY
A	120 DAYS
C	120 DAYS
D	120 DAYS

The Unsafe Structures Appeal Panel further ordered that the following structure(s) must be demolished.

STRUCTURE	ORDER TO DEMOLISH - NUMBER OF DAYS TO COMPLY	TO BE DEMOLISHED BY
B	90 DAYS	OWNER

The property owners have granted consent allowing Regulatory and Economic Resources Department staff access to the property for the purpose of performing compliance inspections while this case remains active.

Except as otherwise specified above, the timeframes to comply will commence from the date of the Hearing at which the Appeal Panel issued this Order. Please also note that all time frames mentioned are in calendar days.

IF ANY OF THE ABOVE ORDER(S) ARE NOT COMPLIED WITH, SAID STRUCTURE(S) SHALL BE DEMOLISHED BY THE ENFORCING MUNICIPALITY AS SOON AS POSSIBLE.

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In accordance with Section 8-5(n) of the Code of Miami-Dade County, any owner or authorized representative may seek an extension of the timeframes set forth in an Order of the Unsafe Structures Appeal Panel. Such request for a hearing to seek an extension must be in writing, directed to the Secretary of the Unsafe Structures Appeal Panel. The written request for extension must be received by the Secretary of the Appeal Panel prior to the deadline specified in the order. For example, in the event the Appeal Panel Order states that a permit must be obtained within a specified period, the request for extension of the deadline to obtain the permit must be received prior to the expiration of that specified period. If the same order provides a deadline for completion of the structure, the request for the extension for the deadline of completion must be received prior to the deadline for completion, provide that the applicant has complied with the permit deadline. In no event may the Appeal Panel grant more than one extension of time for each initial order.

To obtain an extension, the owner or applicant must demonstrate to the reasonable satisfaction of the Appeal Panel that the structure that is the subject of the Order is secure at the time the extension is sought and that the owner or applicant has made a good faith attempt to comply with the Order which has been impeded by changed circumstances or other circumstances outside of the owner or applicant's control. As a further condition of the extension, the owner or applicant must submit in writing, together with the petition for an extension, a written timetable for compliance with the substantive provisions of the Order and for completion of all necessary repairs. The Appeal Panel will limit its consideration of the petition to deciding whether the grounds for an extension have been satisfied.

The Unsafe Structures Appeal Panel also ordered that, if compliance is not obtained within the time periods stipulated above, then the Building Official is further instructed to proceed in accordance with Section 8-5 of the Code of Miami-Dade County. There will be no further notices or communication from the Unsafe Structures Appeal Panel regarding this case. **This document is recorded by the Building Official with the Clerk of the Circuit Court. This recording will constitute constructive notice to all concerned, as well as any subsequent purchasers, that a decision has been rendered by the Unsafe Structures Appeal Panel on the above referenced property.**

Repair or demolition permits, for property located at the above address must be obtained from the **Unincorporated Miami-Dade County Regulatory and Economic Resources Department, UNSAFE STRUCTURES UNIT, 11805 S.W. 26 Street, Miami, FL. 33175, (786) 315-2424. Please call this office before coming in for a permit or for further information on this matter.**

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The Unsafe Structures Appeal Panel is Quasi-Judicial. The decision and specified compliance date(s) are final and binding. Any person aggrieved by a decision of the Unsafe Structures Appeal Panel may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure as indicated in Section 8-5 of the Code of Miami-Dade County.

Respectfully,



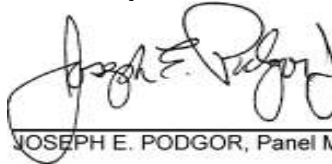
\_\_\_\_\_  
 RAPHAEL C. CHIAPPETTA, Chairperson  
 Unsafe Structures Appeal Panel

Motion Made by:



\_\_\_\_\_  
 ROBERTO SUAREZ, Panel Member

Seconded by:



\_\_\_\_\_  
 JOSEPH E. PODGOR, Panel Member

cc: Known Interested Parties: See Attached Exhibit A

Seal



This instrument was prepared by:  
 JENNIFER MALCOLM  
 Miami-Dade County  
 Regulatory & Economic Resources Dept.  
 11005 S.W. 26 St, Room 218  
 Miami, Florida 33175-3474

INTERESTED PARTIES 11/25/2015  
 LOURDES RODRIGUEZ & JULIO ALVAREZ  
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**EXHIBIT A**

**Interested Parties Attachment**

Known Interested Parties for Case Number: 20090126924 as of 10/20/2015

ITEM	NAME	CARE OF	ADDRESS
1	BANK OF AMERICA, N.A		100 N TRYON ST CHARLOTTE, NC 28255-0000 USA
2	BAYVIEW LOAN SERVICING, LLC		4425 PONCE DE LEON BLVD 5TH FLOOR CORAL GABLES, FL 33146-0000 USA
3	LEASECOMM CORPORATION		10 M COMMERCE WAY MOBURN, MA 01801-0000 USA
4	PARK FINANCE OF BROWARD, INC		2718 W OAKLAND PARK BLVD FORT LAUDERDALE, FL 33311-0000 USA
5	DIAGNOSTIC IMAGING ASSOCIATES, INC	C/O DAVID E. NEWMAN, P.A	1533 SUNSET DR STE 225 CORAL GABLES, FL 33143-0000 USA
6	CAPITAL ONE BANK (USA), N.A	C/O BRAY AND LUNSFORD, P.A	PO BOX 53197 JACKSONVILLE , FL 32201-0000 USA
7	EXCALIBUR I, LLC	C/O ARTHUR DREW RUBIN RUBIN & DEBSKI, P.A	PO BOX 47718 JACKSONVILLE , FL 32247-0000 USA
8	STATE OF FLORIDA	STATE DISBURSEMENT UNIT	PO BOX 8500 TALLAHASSEE, FL 32314-8500 USA
9	DIAGNOSTIC IMAGING ASSOCIATES, INC		5700 SW 86TH ST MIAMI, FL 33143-0000 USA
10	CADLES OF GRASSY MEADOWS II, LLC		100 N CENTER ST NEWTON FALLS, OH 44444-0000 USA
11	CAPITAL ONE BANK (USA), N.A FKA CAPITAL ONE BANK		4851 COX RD GLEN ALLEN, VA 23060-0000 USA
12	SUNROCK PROPERTIES, INC		6401 SW 87TH AVE STE 100 MIAMI, FL 33173-0000 USA
13	AMERICAN EXPRESS CENTURION BANK		777 AMERICAN EXPRESSWAY WAY FORT LAUDERDALE, FL 33337-0000 USA
14	FLORIDA DEPARTMENT OF REVENUE	C/O MIAMI SOUTH SERVICE CENTER	8175 NW 12TH ST STE 418 MIAMI, FL 33126-0000 USA
15	DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE		7840 SW 6TH CT PLANTATION, FL 33324-0000 USA
16	TIDEWATER FINANCE COMPANY T/A TIDEWATER CREDIT SERVICES, AND TIDE WATER MOTOR CREDIT		6520 INDIAN RIVER RD VIRGINIA BEACH, VA 23464-0000 USA
17	EXCALIBUR I, LLC		PO BOX 210 DANVERS, MA 01923-0000 USA
18	CAPITAL ONE BANK (USA), N.A		PO BOX 85015 RICHMOND , VA 23285-0000 USA
19	RESPONSE INSURANCE COMPANY A/S/O ANA RODRIGUEZ	ATTN: GARY P. FUNARO	500 S BROAD ST MERIDAN, CT 06450-0000 USA
20	MIAMI SHORES VILLAGE CODE ENFORCEMENT		10050 NE 2ND AVE MIAMI SHORES, FL 33138-0000 USA
21	LEASECOMM CORPORATION	C/O ERIC B. ZWIEBEL, P.A	1876 N UNIVERSITY DR STE 201 PLANTATION, FL 33322-0000 USA
22	PARK FINANCE OF BROWARD, INC	C/O GISELA NANSON TORRES, ESQ	15327 NW 60TH AVE STE 215 MIAMI LAKES, FL 33014-0000 USA
23	M&T BANK #58055 (117)		1 FIRST AMERICAN WAY WEST LAKE, FL 76262-0000 USA

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